

Cuapa - EHP 180/27

Parcel 1

Begin S cor. inter Front & Cannon
w/Cannon S $45\frac{1}{4}^{\circ}$ E - 147
S $44\frac{3}{4}^{\circ}$ W - 81
N $45\frac{1}{4}^{\circ}$ W - 147

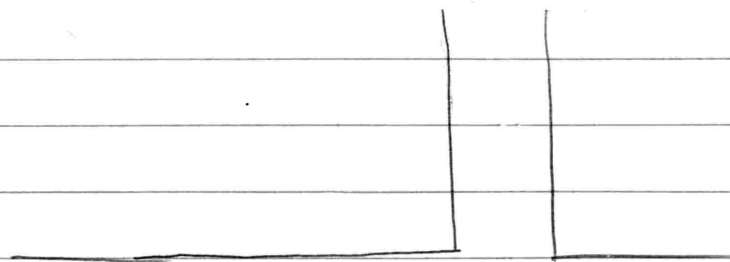
$\frac{81}{36}$
117

w/ Front N $44\frac{3}{4}^{\circ}$ E - 81 to begin
subject to E/W of 16' on east side of lot

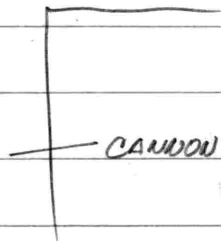
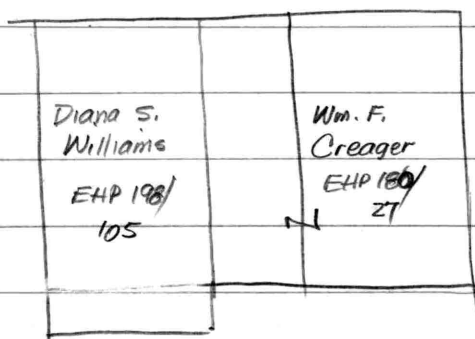
Parcel 2 Begin SE side Front

w/ Collins SE dir. 139'± to Chest Elect.
SW dir. 36' to Keller
w/s NW 139'± to Front
w/s N dir. 36' to begin
Subject to right of elect. co. to maintain power lines
across prop.

CHEST. MAP 26



WATER ST.



CANDON ST.

Delmarva Power &
Light Co.
EHP 71/331

July 6, 1989.

Mr. George Zebley
Delmarva Power
P.O. Box 9239
Newark, DE 19711

Dear Mr. Zebley:

I have looked over the information that you sent me, and it appears that there is an overlap between your property and that of William Creager here in Chestertown.

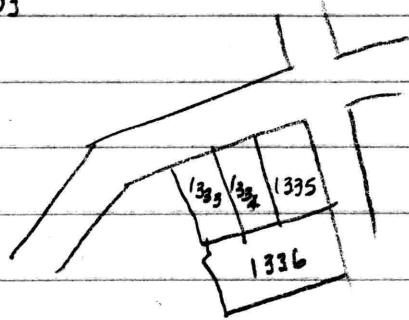
In 1984 I surveyed some of the lines of Kibler's Marina. After much agonizing over making heads or tails of the various deeds in the area, I established the southwest side of the Collins property (see enclosed plat). In 1986 I surveyed the Collins lot, now owned by Mr. Creager, and that plat is also enclosed. The Creager property consisted of two parcels, one 81' X 147' at the intersection of Front and Cannon Streets, and an adjacent one described as 36' X 139' more or less.

I set up Cannon by projecting the existing paved street northwest of the intersection as the center of a 50' wide street. Water or Front Street was strictly an assumption on my part. Widths given on this street and depths of lots fronting on it vary widely. I have shown the northwest side of Creager as a line 15' from the center of paving. This was the best that I could come up with, and the lines fairly well matched the Creager deed descriptions.

Looking over the drawings of the DP & LL property, I can only conclude that a strip of land along the southwest side of Cannon Street is included in both deeds. Based upon the distances shown, the large buried pipe shown on my survey of the marina is the westernmost corner of your property. An example of the problems involved in trying to rectify the various deeds is the distance along the northeast side of the Creager lot shown on one of your plats. A depth of 122.5' would not only lop off the porch but also the front of the Creager dwelling, and that has been there a long time.

I hope that this explanation has not just added to your confusion.

MAP 203



1334 & 1335 Wm. F. Creager

1337 Diana Williams

1336 Delmarva Power & Light Co.

(A)

AUG 26-75 A 126827 *****522.42
AUG 26-75 A 126826 *****173.25
AUG 26-75 A 126825 *****11.50

ESC/pa/8/26/75/1&2/

RECEIVED

AUG 26 3 23 PM '75
CLERK-CIRCUIT COURT
KENT COUNTY

THIS DEED, made this 26 day of Aug, 1975,

by and between NEIL W. BRAYTON and ROBYN JANE BRAYTON, his wife, of Kent County, State of Maryland, of the first part; and STEPHEN R. COLLINS and DOROTHY S. COLLINS, his wife, of Queen Anne's County, State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Neil W. Brayton and Robyn Jane Brayton, his wife, do hereby grant and convey unto the said Stephen R. Collins and Dorothy S. Collins, his wife, as tenants by the entireties, and to the survivor of them, and to the survivor's heirs and assigns, in fee simple,

ALL that lot or parcel of land situate, lying and being in Chestertown, in the Fourth Election District of Kent County aforesaid, and located on the southeast side of Front Street in Chestertown, being a part of the water lot No. 22 as designated on the plot of said Chestertown, and more particularly described by metes and bounds as follows:

BEGINNING at the south corner of the junction of Front Street and Cannon Street, and running thence with Cannon Street, south 45 1/4 degrees east one hundred and forty-seven (147) feet, thence south 44 3/4 degrees west, eighty-one (81) feet, thence north 45 1/4 degrees west, one hundred and forty-seven (147) feet; thence with Front Street north 44 3/4 degrees east, eighty-one (81) feet to the beginning, being known as 201 South Water Street.

SUBJECT, HOWEVER, to a Right-of-Way to the Wharf property adjoining the lot hereby conveyed, of sixteen feet upon the eastern side of said lot.

BEING the same parcel of land conveyed to Neil W. Brayton and Robyn Jane Brayton, his wife, by Barry D. Smith and Marsha D. Smith, his wife, by deed dated June 13, 1974, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 58, Folio 346, etc.

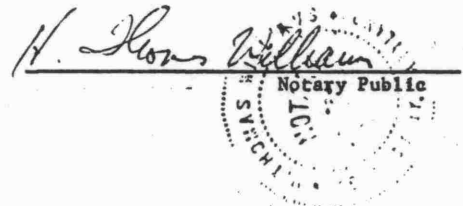
LAW OFFICES OF
ERNEST S. COOKERLY
CHESTERTOWN, MD. 21620
TELEPHONE 778-2112

LIBER 064 PAGE 433

STATE OF MARYLAND, COUNTY OF KENT, to wit:

I HEREBY CERTIFY, that on this 2nd day of August, 1975, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Kent, aforesaid, personally appeared Neil W. Brayton and Robyn Jane Brayton, his wife, the within named Grantors, and they each acknowledged the foregoing deed to be their respective act; and at the same time also appeared Stephen R. Collins and Dorothy S. Collins, his wife, the within named Grantees, and they each acknowledged that they executed the foregoing deed for the purposes therein contained.

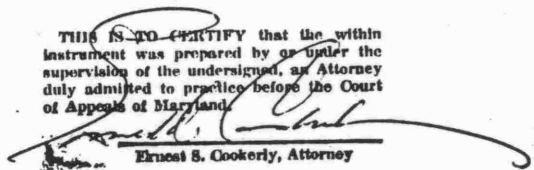
AS WITNESS my hand and Notarial Seal.



My commission expires:

July 1, 1978.

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Ernest S. Cookerly, Attorney

Aug. 26, 1975 THE FOREGOING Deed FILED FOR RECORD AND IS
APPROPRIATELY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD.
IN LIBER 64 NO. 64 INDEX 433 thru 435
Earl D. Condit CLERK

LAW OFFICES OF
ERNEST S. COOKERLY
CHESTERTOWN, MD. 21620
TELEPHONE 770-8112

LIBER 064 PAGE 435

WNJ/rf/11/22/76

CONFIRMATORY
THIS/DEED, Made this 23rd day of November, in the year
Nineteen Hundred and Seventy-Six, by THE CHESTERTOWN ELECTRIC
LIGHT AND POWER COMPANY OF KENT COUNTY, a body corporate of the
State of Maryland. NOV 26-76 A #29959 *****47.00

WHEREAS, pursuant to authority contained in an Order of the
Security and Exchange Commission in File No. 70-5852, issued
August 18, 1976, and an Order of the Public Service Commission of
Maryland in Case No. 6970, issued June 30, 1976, Delmarva Power
and Light Company of Maryland (Delmarva-Maryland) was authorized
to acquire all outstanding preferred and common stock of Chester-
town Electric Light and Power Company of Kent County, and on
November 23, 1976, received such stock, so that as of the date of
execution hereof Chestertown is a wholly-owned subsidiary of
Delmarva-Maryland; and

WHEREAS, pursuant to such orders and after Chestertown has
become such wholly-owned subsidiary of Delmarva-Maryland, Chester-
town is authorized and required to transfer all its assets to
Delmarva-Maryland, including its franchises to operate as an
electric utility, and Chestertown is to be dissolved; and

WHEREAS, in conformity with such orders, and after Chester-
town has become a wholly-owned subsidiary of Delmarva-Maryland,
Chestertown has entered into a plan of complete liquidation and
distribution of all its assets to its parent, so that the sole
consideration of this conveyance is the surrender for cancellation
of the subsidiary's outstanding stock, and as a part of such
distribution this deed is executed and delivered.

NOW, THEREFORE, THIS DEED WITNESSETH:

THAT FOR AND IN CONSIDERATION of the good, valuable and
sufficient considerations, above described, receipt of which is
hereby acknowledged, the said The Chestertown Electric Light and

LAW OFFICES
WEBB, BURNETT & SIMPSON
SALISBURY, MARYLAND
AREA CODE 301
TELEPHONE 742-3178

Mailed to Webb, Burnett & Simpson, Cops. 12/15/76

RECEIVED

Nov 26 11 47 AM '76

CLERK-CIRCUIT COURT
KENT COUNTY

Power Company of Kent County does hereby grant and convey^{and confirm} unto DELMARVA POWER AND LIGHT COMPANY OF MARYLAND, a body corporate of the State of Maryland, its successors and assigns, in fee simple, ALL those parcels of land situate, lying and being in Kent County, Maryland, and being the same property conveyed unto the Grantor herein by the following conveyances:

ITEM NO. 1: *KE-011.01*

ALL that tract or parcel of land, situate, lying and being in Chestertown, Kent County, aforesaid, and described as follows, that is to say:

BEGINNING for the same at a hub set in the southerly boundary line of land of heirs of James T. Anthony (formerly Marceline Burchinal Land) as the same has been for more than fifty years past, the said beginning point being distant south forty eight and one half degrees west fifty and seventy five hundredths feet from a point in the middle line of Cannon Street in said town, which last mentioned point is distant south forty three degrees east one hundred fifty four and five tenths feet from the intersection of the middle line of Cannon Street with the middle line of Water Street as laid down by the Commissioners of Chestertown in 1910, and running from the said beginning point (1) south forty one and one half degrees east along other lands of the party of the first part, seventy five feet to a point; thence (2) south forty eight and one half degrees west, along other lands of the party of the first part, one hundred and twenty five feet to a point; thence (3) north forty one and a half degrees west, still along other lands of the party of the first part, seventy five feet, more or less, to a point distant one hundred seventy five and seventy five hundredths feet on a course south forty eight and one half degrees west from said point in the middle line of Cannon Street first above described; thence (4) North forty eight and one half degrees

east still along the lands of the party of the first part sixty five feet to the southwest corner of the said Anthony lot, and continuing the same course therewith sixty feet, making on this course one hundred and twenty five feet, more or less, to the place of beginning, being the same land conveyed unto Chestertown Electric Light and Power Company by Marion DeK Smith, Jr., dated May 18, 1923, and recorded among the Land Records of Kent County, Maryland in Liber R.R.A. No. 2, Folio 120.

TOGETHER with a right of way for ingress, egress and passage for pedestrians and vehicles of every character to and from said property from and to Cannon Street over, along and upon the lands and premises lying between the property hereby conveyed and Cannon Street.

TOGETHER with the right and privilege of laying and maintaining pipes and conduits, underground, across, of planting, erecting and maintaining poles in and upon, and of stringing and maintaining overhead wires and conduits, upon said poles and otherwise, across the lands and premises lying between the property hereby conveyed and Cannon Street, and of using said poles, wires and conduits for the transmission and distribution of electrical current.

TOGETHER with the right and privilege of laying and maintaining, underground, for water supply from the Chester River, pipes not exceeding two in number and each not exceeding ten inches in diameter, through and under the surface of certain other lands and premises of the party of the first part, lying between the southeasterly line of the premises hereby conveyed and the Chester River at the southeasterly end of the Wharf Property adjoining the premises hereby conveyed on the southeast, provided that the party of the second part, its successors and assigns, shall at all times save the owners of said wharf property harmless

from all liability or injury by reason of the laying, use or maintenance of such pipes by the party of the second part, its successors or assigns;

RESERVING, however, to the party of the first part, his heirs and assigns, a right of way for egress, ingress and passage for pedestrians and vehicles of every character, over, along and upon that portion of the premises hereby conveyed, which lies between the southwesterly line thereof, as hereinbefore described and a line parallel there to a distance of fifteen feet northeasterly therefrom, until such time as a safe and usable right of way, not less than twenty feet in width, leading from the lands of the party of the first part lying to the northwest of the lands hereby conveyed, to said Wharf Property lying to the southeastwardly of the lands hereby conveyed shall be constructed by filling in, or in any other manner, by the party of the second part herein, its successors or assigns, or otherwise, over the lands and lands covered by water of the party of the first part lying southwestwardly of the lands hereby conveyed.

TOGETHER with the buildings and improvements thereon erected, made or being; all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in any wise appertaining.

ITEM NO. 2: KE-011.02

ALL that tract of land situate, lying and being in Chester-town, in the Fourth Election District of Kent County aforesaid and described as follows, that is to say,

BEGINNING at the Southwest corner of Cannon and Water Streets;
thence running along the Southwest side of Cannon Street toward
Chester River (1) South 45 degrees East 250 feet to a point;
thence perpendicular to Cannon Street, (2) South 45 degrees West
200 feet to a point; thence along a division line hereby established

between the herein described property and the remaining lands of Marion deK. Smith, Jr., which line is parallel with and distant 200 feet from the Southwest side of Cannon Street; (3) North 45 degrees West 127.5 feet to a point; thence (4) North 45 degrees East, 50.25 feet to the Northwest corner of the land of The Chestertown Electric Light and Power Company of Kent County; thence along said Company's land (5) South 45 degrees East 75 feet to a point; thence (6) North 45 degrees East 125 feet to a point; thence (7) North 45 degrees West, 75 feet to the land formerly owned by James T. Anthony; thence along said Anthony land (8) North 45 degrees East 10 feet to the Southeast corner of said Anthony's land; thence along said land, (9) North 43 degrees 30 Minutes West, 122.5 feet to the Southeast side of Water Street; thence along said Street, (10) North 45 degrees East, 13.75 feet to the beginning and containing 409/1000 of an Acre of land, more or less, being the same land conveyed to Chestertown Elec. Light & Power Co. of Kent Co. by deed from Marion deK. Smith, Jr., dated April 30, 1929, and recorded among the Land Records of Kent County, Maryland, in Liber R.A.S. No. 3, Folio 326.

TOGETHER with a right-of-way, fifteen feet in width, parallel with and contiguous to the Southwest side of Cannon Street from the above described property to Chester River over the remaining lands of Marion deK. Smith, Jr. for ingress and egress of pedestrians and vehicles of every character; also the right and privilege of laying and maintaining underground, for a water supply from Chester River, pipes and conduits, within the boundaries of the aforesaid right-of-way, provided that the party of the second part, its successors and assigns, shall at all times save harmless the party of the first part, his heirs and assigns, from all liability or injury by reason of the laying, use or maintenance of such pipes or conduits by the party of the second part, its

LAW OFFICES
WEBB, BURNETT & SIMPSON
BALISBURY, MARYLAND
AREA CODE 301
TELEPHONE 742-3178

successors or assigns.

RESERVING, HOWEVER, to the party of the first part, his heirs and assigns, a right-of-way, fifteen feet in width, parallel with and contiguous to the Southwest side of Cannon Street, beginning at a point 200 feet from the Southwest corner of Cannon and Water Streets and extending toward Chester River, a distance of 50 feet to the second or Southerly boundary of the herein described plot, for ingress or egress of pedestrians and vehicles of every character.

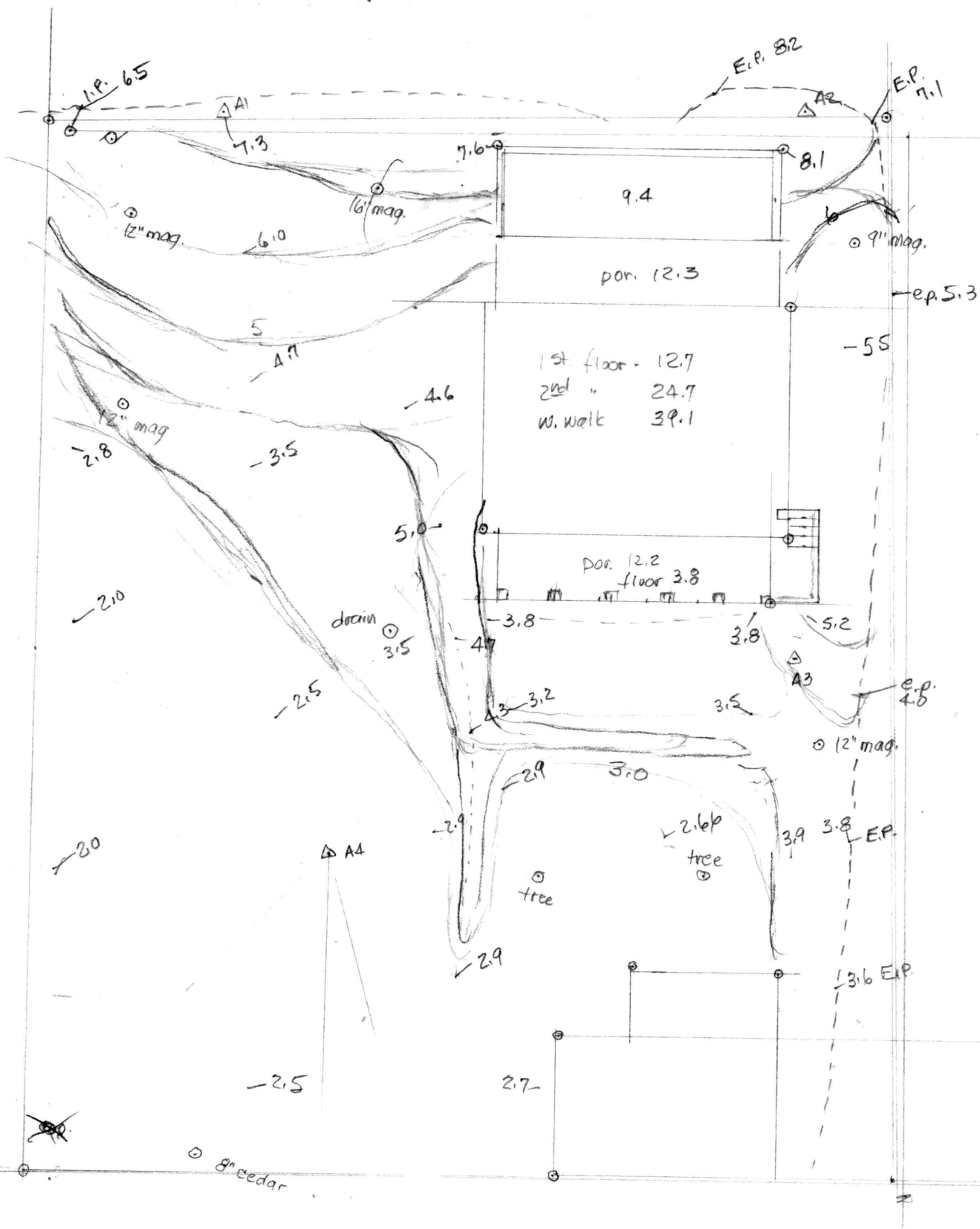
TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

ITEM NO. 3:

ALL that tract of land situate, lying and being in the Fifth Election District of Kent County aforesaid and described as follows, that is to say:

BEGINNING for the same at an iron hub set South 73 degrees 42 minutes East -- 24.00 feet from the southwesterly corner of the heretofore mentioned grantors lands. Said point was once marked by an iron hub, but now destroyed when the way to these lands and those of William Mercers was improved: and running:-

- (1) Thence by and with a 24 foot wide way reserved by the grantor. North 10 degrees 00 minutes East - - 75.00 feet to a 6" x 6" concrete monument.
- (2) Thence by and with a division line of the land intended to be conveyed by the following courses and distances:-
South 73 degrees 42 minutes East - - 60.00 feet to a 6" x 6" concrete monument
South 10 degrees 00 minutes West - - 75.00 feet to a 6" x 6" concrete monument set on the line of lands of one Carl Zimmerman (said division line is the center line of



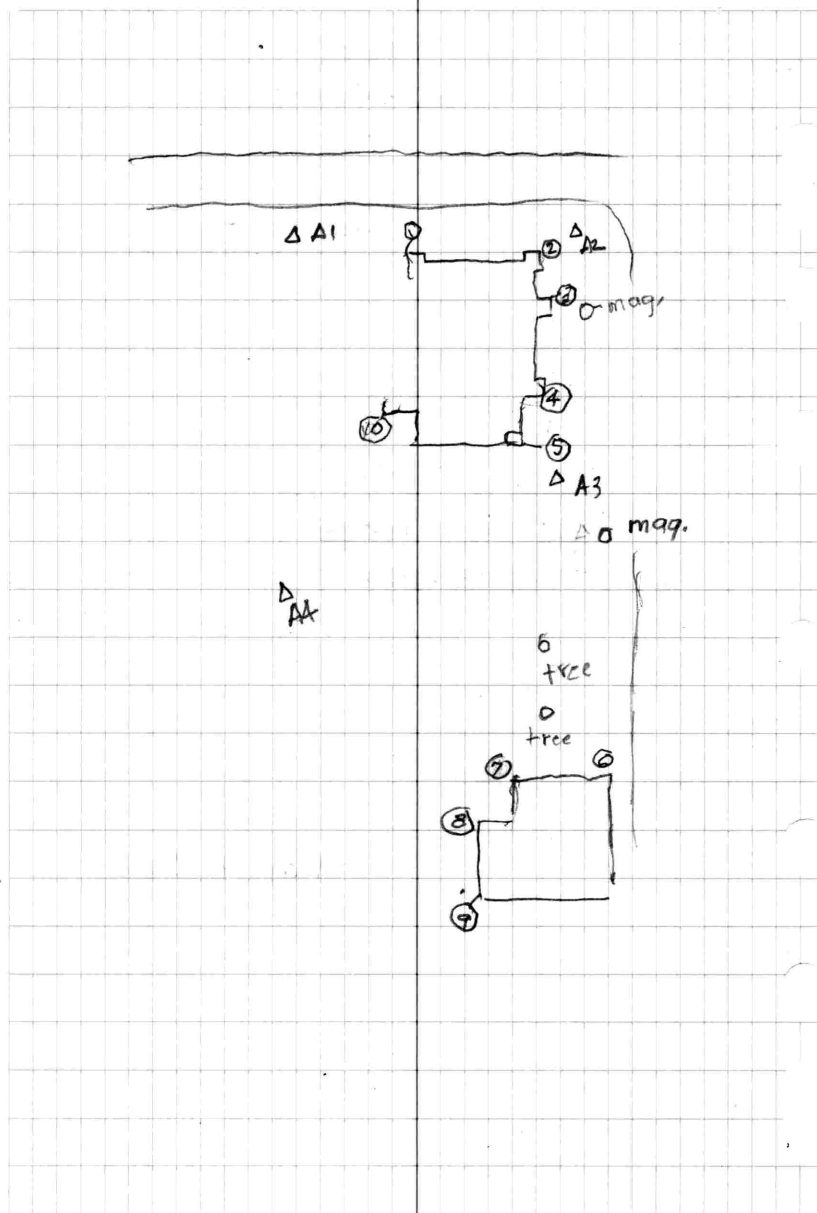
6.68 pad 6.55

9 - pole

25 - cedar

William Creager
Chestertown

May 14, 2004

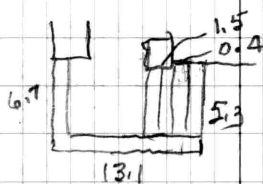


NATIONAL PRINTFAST

NO. 446

A2	A1	A1	0°	81.91	
		A3	L88°50'	76.82	
		①	L06°26'10"	43.3	✓
		②	L60°26'40"	6.1	✓
		③	L85°58'40"	27.2	✓
		④	L87°46'	60.1	✓
		9" mag.	L111°01'30"	19.6	✓
A3	A2	A4	L114°20'20"	70.85	
		⑤	L23°26'20"	8.45	✓
		tree	L131°46'	47.0	✓
		"	L158°56'	33.0	✓
		12" mag.	R161°20'20"	12.7	✓
A4	A3	⑥	R37°42'40"	65.40	✓
		⑦	R43°14'10"	45.9	✓
		⑧	R61°03'10"	41.5	✓
		⑨	R77°59'50"	55.4	✓
		⑩	L41°40'55"	50.1	
		8" cedar	R136°50'30"	46.5	
A1	A2	16" mag	R26°19'10"	24.2	✓
		12" "	R108°59'40"	43.4	✓
		12" "	R131°52'	19.4	✓
		pole	R166°11'30"	16.0	✓

$$\begin{array}{r}
 5.00 \\
 -2.34 \\
 \hline
 2.66 \\
 -0.13 \\
 \hline
 2.53
 \end{array}$$



NATIONAL PRINTFAST

NO. 446

		6.55 up 1.67 8.22	2.25 27" 1.88 22.5 2.67 32	H.I. = 8.22	
	b.w.	28.56		39.13	
	2 nd ft.	13.72		24.66	
	1 st "	2.59		12.74	
	pole	4.6			
H.I. + ⊕ shot +		4.6 - ⊖ shot = elev.			
π②	A3, B5	A4		-6.55 -1.55	H.I. = 5.00
e.p.	R128°08'	53.2	+0.29"	5.3	✓
e.p.	L129°40'	10.7	-1.02	4.0	✓
gr.	R130°21'	6.3	0.15	5.2	✓
"	R73°11'	8.6	-1.17	3.8	✓
"	R29°32'	43.0	-1.19	3.8	✓
"	R26°00'	47.6	-0.34	4.7	✓
"	R09°30'	46.6	-0.71	4.3	✓
"	L21°00'	65.0	-2.11	2.9	✓
"	L01°49'	44.7	-2.08	2.9	✓
"	R12°15'	40.8	-1.83	3.2	✓
"	L30°40'	9.4	-1.53	3.5	✓
br	under back por		-1.20	3.8	✓
	porch floor	8.4 up.		12.2	✓
gr.	R121°47'	44.4	+0.50	5.5	✓
gr	L31°29'	30.9	-2.34	2.66	✓

T @ A4, B5 A3				H.I. = 2.53	
c.p.	R21°19'	73.4	1.26	3.8	✓
"	R37°33'	73.7	1.05	3.6	✓
gr.	R22°59'	65.2	1.36	3.9	✓
I.P.	R158°24'	55.06	-0.28	2.25	✓
gr.	L160°59'	38.5	-0.50	2.0	✓
"	L114°36'	48.3	-0.49	2.0	✓
	L98°56'	67.1	+0.29	2.8	✓
	L77°58'	55.5	+0.96	3.5	✓
	L88°39'	20.4	-0.01	2.5	✓
	R132°28'	34.8	+0.02	2.5	✓
	R71°11'	44.2	+0.19	2.7	✓
	R11°32'	15.3	0.37	2.9	✓
drain	L51°37'	32.2	0.96	3.5	✓
	L47°54'	48.7	2.47	5.0	✓

$$\begin{array}{r} 6.55 \\ 1.75 \\ \hline 8.30 \\ 50 \\ \hline 7.80 \\ -88 \\ \hline 6.92 \end{array}$$

NATIONAL PRINTFAST

NO. 446

$\pi @$	A1, BS	A2		H.I. = 6.92	
I.P. buried	R172°48'30"	21.90			e.p. 3' out
e.p.	L177°00'	21.0	-0.42	6.5	✓
A1	—	—	+0.4	7.3	✓
gr.	R82°21'	19.9	-0.95	6.0	✓
"	R84°22'	38.3	-2.18	4.7	✓
	R58°46'	48.8	-2.34	4.6	✓

Subject: Carriage House

Date: Fri, 30 Apr 2004 18:21:05 -0400

From: "Steven L Cohen" <SLCMVM@STARPOWER.NET>

To: "Bill Creager" <wcreager@verizon.net>

Bill,

Just wanted to give you some additional information to tell the surveyor. Please be sure he gets the following information:

1. Locations of all significant trees (to be saved or otherwise).
2. Corners of existing house as well as piers at rear porch.
3. Locate brick wall and piers at front of house.
4. Locate street edges/curbs
5. Locate contours at 2 foot intervals as well as significant spot elevations as necessary.
6. Finished floor elevation of existing house, including, Ground, First and Widows walk (cupola) floor.
7. Floor elevation of rear porch.

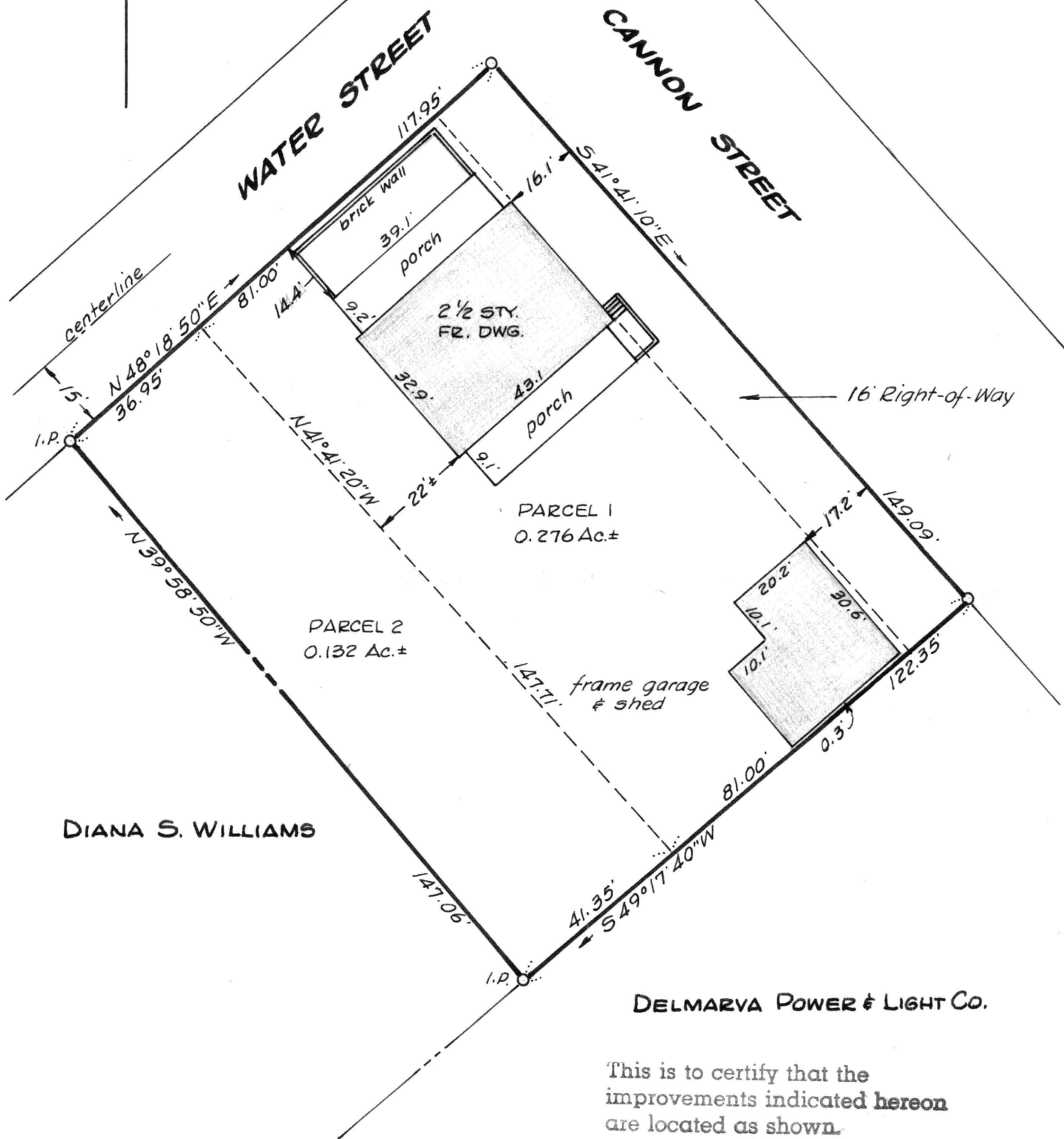
Ask him to provide the information both hardcopy and electronically (hopefully in AutoCAD). Have him call me if he has any questions. Or give him my email address to send the information directly.

I will proceed with making the final revisions to the set. I will also add some details of the brick wall, trim work, etc. Once I get the survey information, I will make adjustments accordingly.

Did you want me to call Bud Rice, or will you handle that "thanks anyway" conversation? Let me know.

Thanks.

Steve.

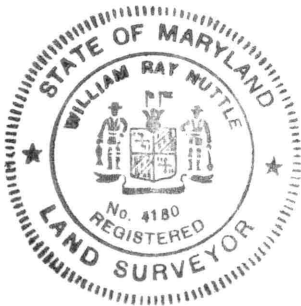


DIANA S. WILLIAMS

DELMARVA POWER & LIGHT CO.

This is to certify that the improvements indicated hereon are located as shown.

William R. Nuttle



SURVEY & IMPROVEMENTS LOCATION
WILLIAM F. CREAGER LANDS
CHESTERTOWN, KENT COUNTY, MD.

Scale 1"=30' Oct. 1986.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe